

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Country Club, Inc. legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan of Special Exception (Case No. 64-13-X) for an addition to the clubhouse and to reduce the total area of the country club/golf course to include 202.616 acres.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser J. W. T. Armacost, President
Address Piney Branch Golf & Country Club, Inc., 21074 Hampstead, Maryland 21133
Petitioner's Attorney RALPH DEITZ, ESQUIRE
Address 9026 Liberty Road, Randallstown, Maryland 21133
Protestant's Attorney _____

ORDERED By the Zoning Commissioner of Baltimore County, this 28th day of December, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of March, 1980, at 1:30 o'clock P.M.

[Signature]
Zoning Commissioner of Baltimore County

(over)

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Zoning Commissioner of Baltimore County

(over)

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Petitioner's Attorney RALPH DEITZ, ESQUIRE
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[Signature]
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
Beginning 494.90' SW of : OF BALTIMORE COUNTY
Trenton Mill Rd., 3078'
SE of Hanover Rd., 5th District

PINEY BRANCH GOLF & COUNTRY CLUB, INC., Petitioner : Case No. 80-184-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of March, 1980, a copy of the foregoing Order was mailed to Mr. J. W. T. Armacost, President, Piney Branch Golf & Country Club, Inc., Piney Branch Office, Hampstead, Maryland 21074, Petitioner.

[Signature]
John W. Hession, III

BEGINNING in the center of a private road leading to Piney Branch Golf Course 494.90 feet from the intersection of said road and Trenton Mill Road, said intersection being 3078 feet, measured along Trenton Mill Road, from the intersection of Trenton Mill Road and Hanover Road, running thence South 35 degrees 13 minutes 32 seconds East 211.00 feet, South 49 degrees 20 minutes 17 seconds East 265.00 feet, South 19 degrees 15 minutes 15 seconds West 493.17 feet, South 14 degrees 04 minutes 00 seconds West 254.41 feet, South 12 degrees 03 minutes 40 seconds East 91.03 feet, South 81 degrees 38 minutes 10 seconds East 393.74 feet, South 02 degrees 55 minutes 00 seconds West 438.44 feet, South 83 degrees 17 minutes 47 seconds East 521.62 feet, South 66 degrees 30 minutes 26 seconds East 1442.21 feet, South 22 degrees 30 minutes 25 seconds West 350.18 feet, North 71 degrees 51 minutes 02 seconds West 654.35 feet, North 64 degrees 40 minutes 21 seconds West 593.34 feet, South 26 degrees 49 minutes 15 seconds West 265.54 feet, South 52 degrees 43 minutes 00 seconds East 690.00 feet, South 32 degrees 10 minutes 25 seconds East 769.51 feet, South 73 degrees 33 minutes 33 seconds East 374.07 feet, North 50 degrees 20 minutes 00 seconds East 610.00 feet, North 09 degrees 40 minutes 00 seconds West 242.00 feet, North 52 degrees 40 minutes 00 seconds West 515.00 feet, North 22 degrees 30 minutes 25 seconds East 400.20 feet, South 52 degrees 40 minutes 00 seconds East 775.00 feet, South 09 degrees 40 minutes 00 seconds East 923.00 feet, South 76 degrees 17 minutes 54 seconds West 611.37 feet, South 16 degrees 45 minutes 00 seconds West 458.00 feet, South 37 degrees 58 minutes 20 seconds West 553.08 feet, North 56 degrees 57 minutes 00 seconds West 601.39 feet, North 60 degrees 29 minutes 30 seconds East 150.17 feet, North 33 degrees 25 minutes 48 seconds West 794.67 feet, South 55 degrees 41 minutes 13 seconds West 238.06 feet, North 55 degrees 43 minutes 53 seconds West 835.63 feet, North 53 degrees 22 minutes 13 seconds West 811.96 feet, North 15 degrees 50 minutes 53 seconds West 101.62 feet, North 78 degrees 55 minutes 08 seconds West 268.63 feet, North 80 degrees 12 minutes 20 seconds West 684.74 feet, South 69 degrees 29 minutes 27 seconds West 325.22 feet, South 84 degrees 19 minutes 27 seconds West 471.58 feet, North 02 degrees 01 minute 27 seconds West 854.41 feet, North 02 degrees 01 minute 17 seconds West 490.30 feet, North 14 degrees 52 minutes 17 seconds West 64.45 feet and North 58 degrees 42 minutes 13 seconds East 2389.80 feet to the place of beginning, containing 202.616 acres of land more or less.

C. A. Myers
C. A. Myers, Surveyor
5732 Emory Road
Upperco, Md. 21155

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. J. W. T. Armacost, President
Piney Branch Golf & Country Club, Inc.
Hampstead, Maryland 21074

cc: Mr. Stan Rider, Jr. & Assoc.
Box 258
Owings Mill, Maryland 21117

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 28th day of December, 1979.

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Mr. J. W. T. Armacost, President
Petitioner's Attorney _____ Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 8, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. J.W.T. Armacost, President
Piney Branch Golf & Country Club, Inc.
Hampstead, Maryland 21074

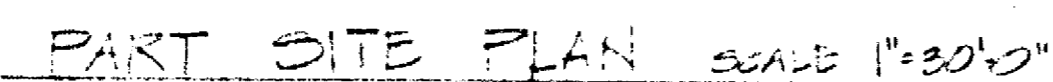
RE: Item No. 100
Petition - Piney Branch Golf & Country Club, Inc.
Special Hearing Petition

Dear Mr. Armacost:
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on the case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct an addition to the side of the existing clubhouse this Special Hearing is required in order to amend the original Special Exception (Case No. 64-13 X) to allow this construction. In addition a request to reduce the size of the original acreage of the country club/golf course has been included with this request.

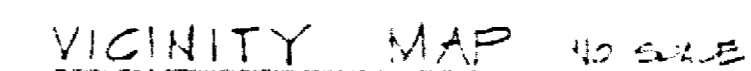
Particular attention should be afforded to the comments of the Health Department and those of the Fire Department. For additional information on this latter comment, you may contact Captain Joseph Kelly at 494-3935.

In addition, it is my understanding that Mr. Ralph Deitz may represent you at the hearing. If this is the case, the petition forms must be signed by him prior to the scheduled hearing.



Reduced Water for Paving & Gravel

PARKING SPACES PROVIDED
EXISTING 82 + PROPOSED 103 = 185



ARCHITECTURAL REGISTRATION BOARD
3326-A
STATE OF MARYLAND
date NOV. 2, 1973
SP-1

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts, that to amend the site plan submitted in Case No. 64-13-X, to allow an addition to the existing clubhouse and to reduce the total area of the country club/golf course to 202.616 acres, will not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of April, 1980, that the Petitioner's request to amend the site plan submitted in Case No. 64-13-X, as outlined and limited above and requested in the herein Petition for Special Hearing, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above Petition and it appearing that by reason of _____

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19 __, that the herein Petition for the aforementioned Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that to amend the site plan submitted in Case No. 64-13-X, to allow an addition to the existing clubhouse and to reduce the total area of the country club/golf course to 202.616 acres, will not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of April, 1980, that the Petitioner's request to amend the site plan submitted in Case No. 64-13-X, as outlined and limited above and requested in the herein Petition for Special Hearing, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above Petition and it appearing that by reason of _____

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19 __, that the herein Petition for the aforementioned Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that to amend the site plan submitted in Case No. 64-13-X, to allow an addition to the existing clubhouse and to reduce the total area of the country club/golf course to 202.616 acres, will not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of April, 1980, that the Petitioner's request to amend the site plan submitted in Case No. 64-13-X, as outlined and limited above and requested in the herein Petition for Special Hearing, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above Petition and it appearing that by reason of _____

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19 __, that the herein Petition for the aforementioned Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Item No. 100
Special Hearing Petition
March 8, 1980

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

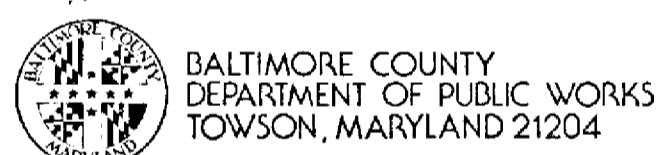
Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:mkh

Enclosures

cc: Mr. Stan Rider, Jr. & Assoc.
Box 258
Owings Mill, Maryland 21117



Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

December 28, 1979

Re: Item #100 (1979-1980)
Property Owner: Piney Branch Golf and Country Club, Inc.
494.90' SW Trenton Mill Rd. 3078' S/E Hanover Rd.
Existing Zoning: RC 2
Proposed Zoning: Special Hearing to amend Case No. 64-13-X for an addition to the club house and to reduce the total area of the country club/golf course to include 202.616 acres (IDCA 79-51 SP).
Acres: 202.616 District: 5th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Trenton Mill Road, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Item #100 (1979-1980)
Property Owner: Piney Branch Golf and Country Club, Inc.
Page 2
December 28, 1979

Storm Drains: (Cont'd)

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Future drainage and utility easements are required through this property.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities; and, is tributary to Loch Raven Reservoir via Little Piney Run, Piney Run and Western Run. This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line, and in an area designated "No Planned Service" on Baltimore County Water and Sewerage Plans W-9B and 10-A, and S-9B and 10-A, as amended, respectively.

Very truly yours,

Elsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Somers

FP-SE Key Sheet
101-105 NW 39-43 Pos. Sheets
NW 26 & 27 J & K Topo
19 & 25 Tax Maps



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

February 5, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #100, Zoning Advisory Committee Meeting, November 15, 1979, are as follows:

Property Owner: Piney Branch Golf and Country Club, Inc.
Location: 494.90' SW Trenton Mill Road 3078' SE Hanover Road

Existing Zoning: RC-2

Proposed Zoning: Special Hearing to amend Case No. 64-13-X for an addition to the club house and to reduce the total area of the country club/golf course to include 202.616 acres (IDCA 79-51-SP)

Acres: 202.616
District: 5th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



baltime county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 100 - ZAC - November 15, 1979
Property Owner: Piney Branch Golf & Country Club, Inc.
Location: 494.90' SW Trenton Mill Rd. 3078' SE Hanover Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special Hearing to amend Case No. 64-13-X for an addition to the club house and to reduce the total area of the country club/golf course to include 202.616 (IDCA 79-51-SP)

Acres: 202.616
District: 5th

Dear Mr. Hammond:

No major traffic problems are anticipated by the requested addition to a country club.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd

January 9, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #100, Zoning Advisory Committee Meeting of
November 15, 1979, are as follows:

Property Owner: Piney Branch Golf & Country, Inc.
Location: 494.90' SW Trenton Mill Rd. 3078' SE Hanover Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special Hearing to amend Case No. 64-13-X for an
addition to the club house and to reduce the total
area of the country club/golf course to include
202.616 acres (IDCA 79-51-SF)
Acres: 202.616
District: 5th

The club house is presently served by a water well and two sewage
disposal systems, all of which appear to be functioning properly. The proposed
addition will interfere with the location of one of the existing sewage dis-
posal systems. Therefore, prior to approval of a building permit for the
addition and installation of a new sewage disposal system, soil percolation
tests must be conducted. The existing sewage disposal system to be abandoned
must be backfilled in an approved manner.

Prior to construction, renovation and/or installation of equipment
for this food service facility, complete plans and specifications must be
submitted to the Plans Review Section, Environmental Support Services,
Baltimore County Department of Health, for review and approval.

Very truly yours,

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJE/fmh

cc: J. A. Butcher

Paul H. Reinr
CHIEF

November 26, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Piney Branch Golf & Country Club, Inc.

Location: 494.90' SW Trenton Mill Rd. 3078' SE Hanover Rd.

Item No. 100

Zoning Agenda: Meeting of 11/15/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "x" are applicable and required
to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be
located at intervals or _____ feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Pro-
tection Association Standard No. 101 "Life Safety Code" 1976 Edition
prior to occupancy. See Section 8-1.6.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Carol M. Markowitz* Noted and Approved: *Carol M. Markowitz*
Planning Group Fire Prevention Bureau
Special Inspection Division

December 4, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #100 Zoning Advisory Committee Meeting, November 15, 1979
are as follows:

Property Owner: Piney Branch Golf & Country Club, Inc.
Location: 494.90' SW Trenton Mill Road 3078' SE Hanover Road
Existing Zoning: R.C. 2
Proposed Zoning: Special Hearing to amend Case No. 64-13-X for an
addition to the club house and to reduce the total area of the country
club/golf course to include 202.616 acres (IDCA 79-51-SF)
Acres: 202.616
District: 5th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.)
1970 Edition and the 1971 Supplement, State of Maryland Code for the
Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

X C. Additional miscellaneous Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an
application for a building permit.

X F. Three sets of construction drawings with a registered Maryland
Architect or Engineer's original seal will be required to file
an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line.
Contact Building Department if distance is between 3'0" and 6'0"
of property line.

H. Requested setback variance conflicts with the Baltimore County
Building Code. See Section _____.

I. No Comment.

J. Comment:

NOTE: These comments reflect only on the information provided by the
drawing submitted to the office of Planning and Zoning and are not
to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 21, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: November 15, 1979

RE: Item No: 96, 97, 98, 99, 100, 101, 102, 103, 104
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH K. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTANIS

THOMAS H. BOYER
MRS. LORRAINE F. CHURCH
ROGER B. HAYDEN
ROBERT T. EUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 23, 1980

Ralph Deitz, Esquire
9026 Liberty Road
Randallstown, Maryland 21133

RE: Petition for Special Hearing
Beginning 494.90' SW of Trenton Mill Rd.,
3078' SE of Hanover Rd. - 5th Election
District
Piney Branch Golf & Country Club, Inc. -
Petitioner
NO. 80-184-SPH (Item No. 100)

Dear Mr. Deitz:

I have this date passed my Order in the above captioned matter in accordance
with the attached.

Very truly yours,

Jan M. H. Jung
JAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Piney Branch Golf & Country Club, Inc.

I, or we, _____, legal owner _____ of the property
situate in Baltimore County and which is described in the description and
plat attached hereto and made a part hereof, hereby petition for a Special
Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County,
to determine whether or not the Zoning Commissioner and/or Deputy Zoning
Commissioner should approve _____ an amendment of Special Exception (Case No. 64-13-X),
for an addition to the club house and to reduce total area of country club/golf course
to include 202.616 acres.

IDCA 79-51-SF

Property is to be posted and advertised as prescribed by Zoning
Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising,
posting, etc., upon filing of this petition, and further agree to and are
to be bound by the zoning regulations and restrictions of Baltimore County
adopted pursuant to the Zoning Law for Baltimore County.

J. W. T. Armagost, President
Contract Purchaser

Address _____

Petitioner's Attorney

Address _____

Protestant's Attorney

Address _____

ORDERED By the Zoning Commissioner of Baltimore County, this _____
day of _____, 1980, that the subject matter of this petition be
advertised, as required by the Zoning Law of Baltimore County, in two
newspapers of general circulation throughout Baltimore County, that
property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in
Towson, Baltimore County, on the _____ day of _____, 1980,
at _____ o'clock _____ M.

PETITION FOR SPECIAL HEARING

5th District

ZONING: Petition for Special Hearing for an Amendment
LOCATION: Beginning 494.90 feet Southwest of Trenton Mill Road, 3078 feet
Southeast of Hanover Road
DATE & TIME: Thursday, March 13, 1980 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the
Zoning Regulations of Baltimore County, to determine
whether or not the Zoning Commissioner and/or Deputy
Zoning Commissioner should approve an amendment to the
site plan of Special Exception (Case No. 64-13-X) for an
addition to the clubhouse and to reduce the total area
of the country club/golf course to include 202.616 acres

All that parcel of land in the Fifth District of Baltimore County

Being the property of Piney Branch Golf and Country Club, Inc., as shown on plat
plan filed with the Zoning Department

Hearing Date: Thursday, March 13, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson,
Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
John D. Seyffert, Director
Office of Planning and Zoning
TO _____ Date: February 22, 1980
FROM _____
SUBJECT: Petition No. 80-184-SPH Item 100

Petition for Special Hearing for an Amendment
Beginning 494.90 feet Southwest of Trenton Mill Road, 3078 feet Southeast
of Hanover Road
Petitioner - Piney Branch Golf and Country Club, Inc.

Fifth District

HEARING: Thursday, March 13, 1980 (1:30 P.M.)

If granted, a detailed landscaping plan, approved by the Division of Current
Planning and Development, should be required.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
John D. Seyffert, Director
Office of Planning and Zoning

FROM: _____

SUBJECT: Petition No. 80-184-SPH Item 100

Date: February 22, 1980

Petition for Special Hearing for an Amendment
Beginning 494.90 feet Southwest of Trenton Mill Road, 3078 feet Southeast
of Hanover Road
Petitioner - Piney Branch Golf and Country Club, Inc.

Fifth District

HEARING: Thursday, March 13, 1980 (1:30 P.M.)

If granted, a detailed landscaping plan, approved by the Division of Current
Planning and Development, should be required.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ob

Mr. J.W.T. Armacost, President
Piney Branch Golf & Country Club
Trenton Mill Road
Hampstead, Maryland 21074

NOTICE OF HEARING

RE: Petition for Special Hearing - Beginning 494.90' SW of Trenton Mill Road
3078' SE of Hanover Road - Case No. 80-184-SPH

TIME: 1:30 P.M.

DATE: Thursday, March 13, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Edifice, Inc.
3517 B Langrehr Road
Baltimore, Md 21207

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-2033

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 28, 1980

Mr. J.W.T. Armacost, President
Piney Branch Golf & Country Club
Trenton Mill Road
Hampstead, Maryland 21074

RE: Petition for Special Hearing -
Beg. 494.90' SW Trenton Mill Rd.,
3078' SE of Hanover Road
Case No. 80-184-SPH

Dear Sir:

This is to advise you that \$24.44 is due for
advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and
remit to Sondra Jones, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

RALPH E. DEITZ
ATTORNEY AT LAW
9026 LIBERTY ROAD
RANDALLTOWN, MD. 21133
922-3121

November 23, 1979

William E. Hammond, Esq.
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Piney Branch Golf & Country Club has filed a petition
for a Special Exception to the existing zoning in order for
them to build an addition to the existing Club building on
their property on Trenton Mill Road, in the 5th Election
District of Baltimore County.

The Club has received commitments with respect to
financing, etc., which they may lose if the zoning hearing is
extended for any length of time.

It would be greatly appreciated if you would advance
the hearing date to the earliest time which you are able to do.

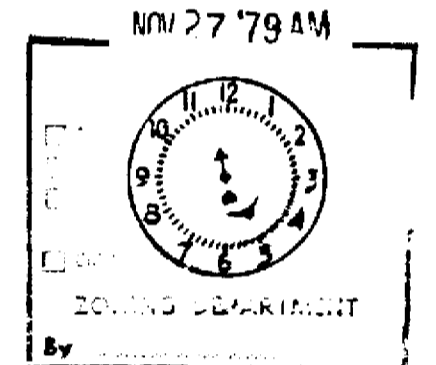
Thanking you, I remain

Very truly yours,

Ralph E. Deitz
Ralph E. Deitz

RED:brk

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 8, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS

Bureau of
Engineering

Department of
Traffic Engineering

State Roads Commission

Bureau of
Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial
Development

Mr. J.W.T. Armacost, President
Piney Branch Golf & Country Club, Inc.
Hampstead, Maryland 21074

RE: Item No. 100
Petitioners-Piney Branch Golf &
Country Club, Inc.
Special Hearing Petition

Dear Mr. Armacost:

The Zoning Plans Advisory Committee has reviewed the plans
submitted with the above referenced petition. The following comments
are not intended to indicate the appropriateness of the zoning action
requested, but to assure that all parties are made aware of plans or
problems with regard to the development plans that may have a bearing
on the case. The Director of Planning may file a written report with
the Zoning Commissioner with recommendations as to the suitability of
the requested zoning.

Because of your proposal to construct an addition to the side of
the existing clubhouse this Special Hearing is required in order to
amend the original Special Exception (Case No. 64-13 X) to allow
this construction. In addition a request to reduce the size of the
original acreage of the country club/golf course has been included
with this request.

Particular attention should be afforded to the comments of the
Health Department and those of the Fire Department. For additional
information on this latter comment, you may contact Captain Joseph
Kelly at 494-3985.

In addition, it is my understanding that Mr. Ralph Deitz may
represent you at the hearing. If this is the case, the petition
forms must be signed by him prior to the scheduled hearing.

Item No. 100
Special Hearing Petition
March 8, 1980

Enclosed are all comments submitted from the Committee to
this office. The remaining members felt that no comment was
warranted. This petition is accepted for filing on the date of
the enclosed filing certificate. Notice of the hearing date and
time, which will be held not less than 30 nor more than 90 days
after the date on the filing certificate, will be forwarded to
you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mkh

Enclosures

cc: Mr. Stan Rider, Jr. & Assoc.
Box 258
Owings Mill, Maryland 21117

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

December 28, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #100 (1979-1980)
Property Owner: Piney Branch Golf and Country Club, Inc.
494.90' SW Trenton Mill Rd. 3078' S/E Hanover Rd.
Existing Zoning: RC 2
Proposed Zoning: Special Hearing to amend Case No.
64-13X for an addition to the club house and to reduce
the total area of the country club/golf course to include
222,000 acres (IDCA 79-51 SP).
Acres: 202.616 District: 5th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office
for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Trenton Mill Road, an existing public road, is proposed to be improved in the
future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway
right-of-way widening, including any necessary reversible easements for slopes,
will be required in connection with any grading or building permit application.

The entrance location are subject to approval by the Department of Traffic
Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could
result in a sediment pollution problem, damaging private and public holdings downstream
of the property. A grading permit is, therefore, necessary for all grading, including
the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on
the submitted plan.

In accordance with the drainage policy, the Petitioner is responsible for the total
actual cost of drainage facilities required to carry the storm water run-off through
the property to be developed to a suitable outfall.

Item #100 (1979-1980)
Property Owner: Piney Branch Golf and Country Club, Inc.
Page 2
December 28, 1979

Storm Drains: (Cont'd)

Open stream drainage requires a drainage reservation or easement of sufficient
width to cover the flood plain of a 100-year design storm. However, a minimum width
of 50 feet is required.

Future drainage and utility easements are required through this property.

The Petitioner must provide necessary drainage facilities (temporary or permanent)
to prevent creating any nuisances or damages to adjacent properties, especially by the
concentration of surface waters. Correction of any problem which may result, due to
improper grading or improper installation of drainage facilities, would be the full
responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property,
which is utilizing private onsite facilities; and, is tributary to Loch Raven
Reservoir via Little Piney Run, Piney Run and Western Run. This property is beyond
the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line, and
in an area designated "No Planned Service" on Baltimore County Water and Sewerage
Plans W-9B and 10-A, and S-9B and 10A, as amended, respectively.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Somers

FF-55 Key Sheet
101-105 NW 39-43 Pos. Sheets
NW 26 & 27 J & K Topo
19 & 25 Tax Maps

JOHN D. SEYFFERT
DIRECTOR

February 5, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #100, Zoning Advisory Committee Meeting, November 15, 1979, are as follows:

Property Owner: Piney Branch Golf and Country Club, Inc.
Location: 494.90' SW Trenton Mill Road 3078' SE Hanover Road
Existing Zoning: RC-2
Proposed Zoning: Special Hearing to amend Case No. 64-13-X for an addition to the club house and to reduce the total area of the country club/golf course to include 202.616 acres (IDCA 79-51-SP)
Acres: 202.616
District: 5th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

STEPHEN E. COLLINS
DIRECTOR

January 16, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 100 - 2AC - November 15, 1979
Property Owner: Piney Branch Golf & Country Club, Inc.
Location: 494.90' SW Trenton Mill Rd. 3078' SE Hanover Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special Hearing to amend Case No. 64-13-X for an addition to the club house and to reduce the total area of the country club/golf course to include 202.616 (IDCA 79-51-SP)

Acres: 202.616
District: 5th

Dear Mr. Hammond:

No major traffic problems are anticipated by the requested addition to a country club.

Very truly yours,
Michael S. Flanigan
Engineer Associate II

MSF/hmd

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #100, Zoning Advisory Committee Meeting of November 15, 1979, are as follows:

Property Owner: Piney Branch Golf & Country Club, Inc.
Location: 494.90' SW Trenton Mill Rd. 3078' SE Hanover Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special Hearing to amend Case No. 64-13-X for an addition to the club house and to reduce the total area of the country club/golf course to include 202.616 acres (IDCA 79-51-SP)
Acres: 202.616
District: 5th

The club house is presently served by a water well and two sewage disposal systems, all of which appear to be functioning properly. The proposed addition will interfere with the location of one of the existing sewage disposal systems. Therefore, prior to approval of a building permit for the addition and installation of a new sewage disposal system, soil permeation tests must be conducted. The existing sewage disposal system to be abandoned must be backfilled in an approved manner.

Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval.

Very truly yours,
Ann J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJS/rth

cc: J. A. Butcher

Paul H. Reincke
CHIEF

November 26, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner: Piney Branch Golf & Country Club, Inc.
Location: 494.90' SW Trenton Mill Rd. 3078' SE Hanover Rd.

Item No. 100 Zoning Agenda: Meeting of 11/15/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard 101, "Fire Safety Code" 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

JOHN D. SEYFFERT
DIRECTOR

December 4, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #100 Zoning Advisory Committee Meeting, November 15, 1979 are as follows:

Property Owner: Piney Branch Golf & Country Club, Inc.
Location: 494.90' SW Trenton Mill Road 3078' SE Hanover Road
Existing Zoning: R.C. 2
Proposed Zoning: Special Hearing to amend Case No. 64-13-X for an addition to the club house and to reduce the total area of the country club/golf course to include 202.616 acres (IDCA 79-51-SP)
Acres: 202.616
District: 5th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1979 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Additional miscellaneous permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comments:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CSB:rrj

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 5th Date of Posting: 2-25-80
Posted for: SPECIAL HEARING
Petitioner: PINEY BRANCH GOLF & COUNTRY CLUB, INC.
Location of property: 494.90' SW TRENTON MILL RD.
Location of Sign: DRIVEWAY
Remarks: _____
Posted by: GARY G. FREUND Date of return: 2-25-80
Number of Signs: 2

Mr. J. V. T. Armacost, President
Piney Branch Golf & Country Club, Inc.
Hempstead, Maryland 21074

cc: Mr. Stan Rider, Jr. & Assoc.
Box 259
Owings Mill, Maryland 21117

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 28th day of December, 1979.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Mr. J. V. T. Armacost, President
Petitioner's Attorney: _____ Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this _____ day of _____, 1979.

Filing Fee \$ _____ Received: ☒ Check
☐ Cash
☐ Other

Petitioner: _____ Submitted by: _____

Petitioner's Attorney: _____ Reviewed by: _____

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: [Signature]	Revised Plans: Change in outline or description <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Previous case: 24-13X	Map # _____									

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: [Signature]	Revised Plans: Change in outline or description <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Previous case: 24-13X	Map # _____									

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 86314

DATE: March 14, 1980 ACCOUNT: 01-662 AMOUNT: \$21.00

RECEIVED FROM: Piney Branch Golf & Country Club
FOR: Advertising and Posting for Case No. 80-181-SPH

VALIDATION OR SIGNATURE OF CASHIER: [Signature]

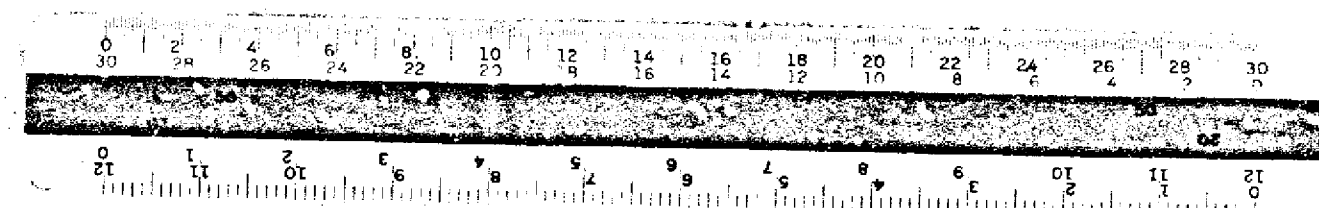
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 85630

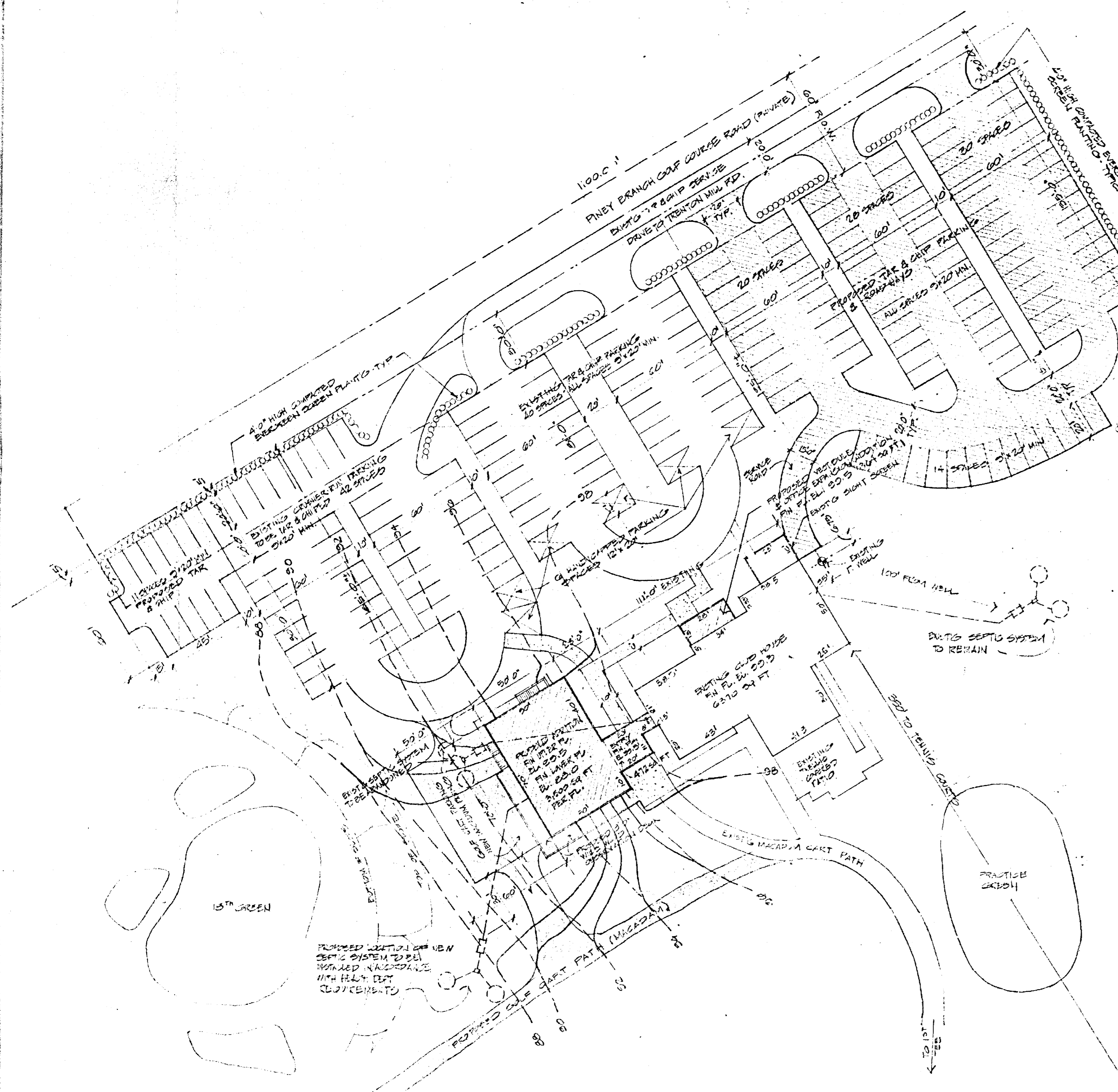
DATE: February 12, 1980 ACCOUNT: 01-662 AMOUNT: \$25.00

RECEIVED FROM: [Signature]
FOR: Filing Fee for Case No. 80-181-SPH

VALIDATION OR SIGNATURE OF CASHIER: [Signature]



PLAT TO ACCOMPANY DESCRIPTION
OF
16.0851 AC. PARCEL
PART OF "VILLAGE OAKS"
WEST SIDE OF BALTIMORE BELTWAY, NORTH OF BALTIMORE
NATIONAL PIKE
ELECTION DIST. 1
SCALE: 1" = 50'
BALTIMORE CO., MD.
OCT. 26, 1979



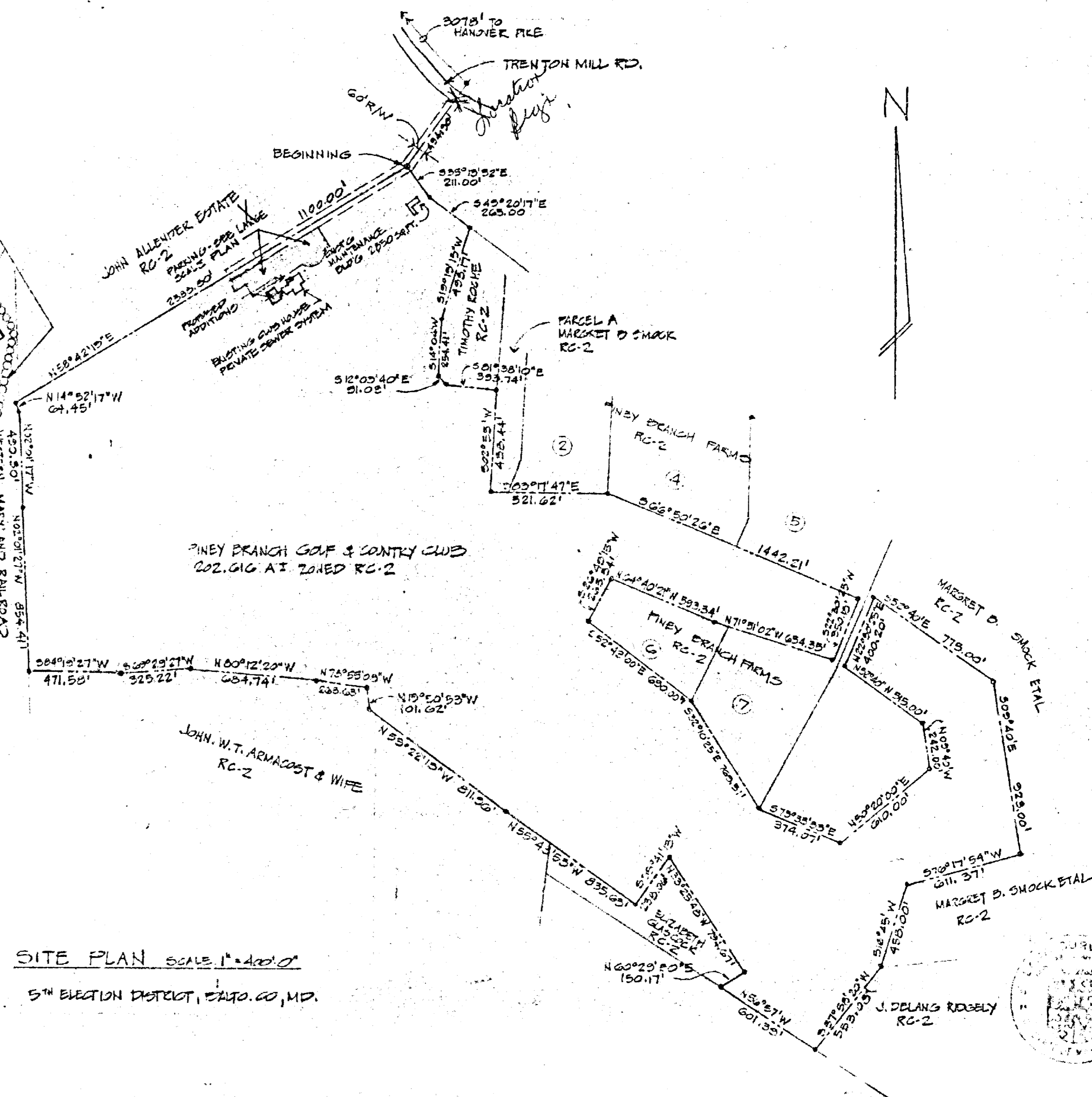
PART SITE PLAN SCALE 1"=30'0"

NOTE: EXISTING CLUBHOUSE USE - KITCHEN, DINING, LOUNGE, LOWER BAR, RESTROOM, STORAGE, AND MANAGING OFFICE. UPON CONSTRUCTION OF ADDITION, WILL BE CONVERTED TO MEETING AND PRIVATE DINING ROOM, DIRECT STORAGE, AND KITCHEN EXPANSION, DINING AND LOUNGE AREA TO REMAIN AS EXISTING.

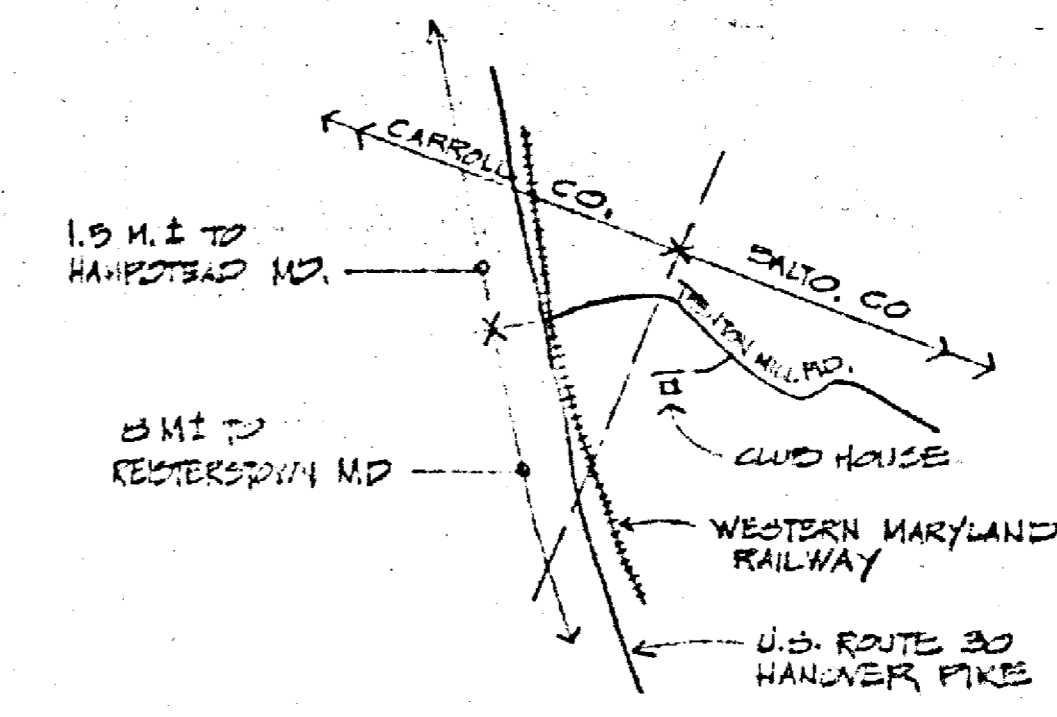
REQUIRED NUMBER OF PARKING SPACES			
1) 18 HOLE GOLF COURSE	13 x 3	=	39
2) 2 TENNIS COURTS	2 x 3	=	6
3) DINING, LOUNGE, KITCHEN, RESTROOMS, ETC.	6450 ÷ 50	=	129
4) OFFICES	212 ÷ 50	=	4
5) PRO SHOP	200 ÷ 20	=	10
TOTAL SPACES REQUIRED			188
PARKING SPACES PROVIDED			
EXISTING	82	+	PROPOSED 103
TOTAL			185

SITE PLAN SCALE 1"=400'0"

5TH ELECTION DISTRICT, SAATCHI CO., MD.



VICINITY MAP NO SCALE



PINEY BRANCH GOLF & COUNTRY CLUB
TRENTON MILL ROAD
BALTIMORE COUNTY, MARYLAND

Stan ryder, jr. & associates
architects, a.i.a. box 258
owings mills, maryland
tel. 301-521-2367 21117

date: 10/18/72

ARCHITECTURAL REGISTRATION BOARD
STATE OF MARYLAND

SP-1

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Country Club, Inc. legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan of Special Exception (Case No. 64-13-X) for an addition to the clubhouse and to reduce the total area of the country club/golf course to include 202.616 acres.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser J. W. T. Armacost, President
Address Piney Branch Golf & Country Club, Inc., 21074 Hampstead, Maryland 21133
Petitioner's Attorney RALPH DEITZ, ESQUIRE
Address 9026 Liberty Road, Randallstown, Maryland 21133
Protestant's Attorney _____

ORDERED By the Zoning Commissioner of Baltimore County, this 28th day of December, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of March, 1980, at 1:30 o'clock P.M.

[Signature]
Zoning Commissioner of Baltimore County

(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Country Club, Inc. legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan of Special Exception (Case No. 64-13-X) for an addition to the clubhouse and to reduce the total area of the country club/golf course to include 202.616 acres.

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Contract Purchaser J. W. T. Armacost, President
Address Piney Branch Golf & Country Club, Inc., 21074 Hampstead, Maryland 21133
Petitioner's Attorney RALPH DEITZ, ESQUIRE
Address 9026 Liberty Road, Randallstown, Maryland 21133
Protestant's Attorney _____

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[Signature]
Zoning Commissioner of Baltimore County

(over)

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Contract Purchaser J. W. T. Armacost, President
Address Piney Branch Golf & Country Club, Inc., 21074 Hampstead, Maryland 21133
Petitioner's Attorney RALPH DEITZ, ESQUIRE
Address 9026 Liberty Road, Randallstown, Maryland 21133
Protestant's Attorney _____

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[Signature]
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
Beginning 494.90' SW of : OF BALTIMORE COUNTY
Trenton Mill Rd., 3078'
SE of Hanover Rd., 5th District

PINEY BRANCH GOLF & COUNTRY : Case No. 80-184-SPH
CLUB, INC., Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of March, 1980, a copy of the foregoing Order was mailed to Mr. J. W. T. Armacost, President, Piney Branch Golf & Country Club, Inc., Piney Branch Office, Hampstead, Maryland 21074, Petitioner.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BEGINNING in the center of a private road leading to Piney Branch Golf Course 494.90 feet from the intersection of said road and Trenton Mill Road, said intersection being 3078 feet, measured along Trenton Mill Road, from the intersection of Trenton Mill Road and Hanover Road, running thence South 35 degrees 13 minutes 32 seconds East 211.00 feet, South 49 degrees 20 minutes 17 seconds East 265.00 feet, South 19 degrees 15 minutes 15 seconds West 493.17 feet, South 14 degrees 04 minutes 00 seconds West 254.41 feet, South 12 degrees 03 minutes 40 seconds East 91.03 feet, South 81 degrees 38 minutes 10 seconds East 393.74 feet, South 02 degrees 55 minutes 00 seconds West 438.44 feet, South 83 degrees 17 minutes 47 seconds East 521.62 feet, South 66 degrees 30 minutes 26 seconds East 1442.21 feet, South 22 degrees 30 minutes 25 seconds West 350.18 feet, North 71 degrees 51 minutes 02 seconds West 654.35 feet, North 64 degrees 40 minutes 21 seconds West 593.34 feet, South 26 degrees 49 minutes 15 seconds West 265.54 feet, South 52 degrees 43 minutes 00 seconds East 690.00 feet, South 32 degrees 10 minutes 25 seconds East 769.51 feet, South 73 degrees 33 minutes 33 seconds East 374.07 feet, North 50 degrees 20 minutes 00 seconds East 610.00 feet, North 09 degrees 40 minutes 00 seconds West 242.00 feet, North 52 degrees 40 minutes 00 seconds West 515.00 feet, North 22 degrees 30 minutes 25 seconds East 400.20 feet, South 52 degrees 40 minutes 00 seconds East 775.00 feet, South 09 degrees 40 minutes 00 seconds East 923.00 feet, South 76 degrees 17 minutes 54 seconds West 611.37 feet, South 16 degrees 45 minutes 00 seconds West 458.00 feet, South 37 degrees 58 minutes 20 seconds West 553.08 feet, North 56 degrees 57 minutes 00 seconds West 601.39 feet, North 60 degrees 29 minutes 30 seconds East 150.17 feet, North 33 degrees 25 minutes 48 seconds West 794.67 feet, South 55 degrees 41 minutes 13 seconds West 238.06 feet, North 55 degrees 43 minutes 53 seconds West 835.63 feet, North 53 degrees 22 minutes 13 seconds West 811.96 feet, North 15 degrees 50 minutes 53 seconds West 101.62 feet, North 78 degrees 55 minutes 08 seconds West 268.63 feet, North 80 degrees 12 minutes 20 seconds West 684.74 feet, South 69 degrees 29 minutes 27 seconds West 325.22 feet, South 84 degrees 19 minutes 27 seconds West 471.58 feet, North 02 degrees 01 minute 27 seconds West 854.41 feet, North 02 degrees 01 minute 17 seconds West 490.30 feet, North 14 degrees 52 minutes 17 seconds West 64.45 feet and North 58 degrees 42 minutes 13 seconds East 2389.80 feet to the place of beginning, containing 202.616 acres of land more or less.

C. A. Myers
C. A. Myers, Surveyor
5732 Emory Road
Upperco, Md. 21155

Mr. J. W. T. Armacost, President
Piney Branch Golf & Country Club, Inc.
Hampstead, Maryland 21074
cc: Mr. Stan Rider, Jr. & Assoc.
Box 258
Owings Mill, Maryland 21117

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 28th day of December, 1979.

William E. Hammond
Zoning Commissioner

Petitioner Mr. J. W. T. Armacost, President

Petitioner's Attorney _____

Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 8, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Mr. J.W.T. Armacost, President
Piney Branch Golf & Country Club, Inc.
Hampstead, Maryland 21074

RE: Item No. 100
Petition - Piney Branch Golf &
Country Club, Inc.
Special Hearing Petition

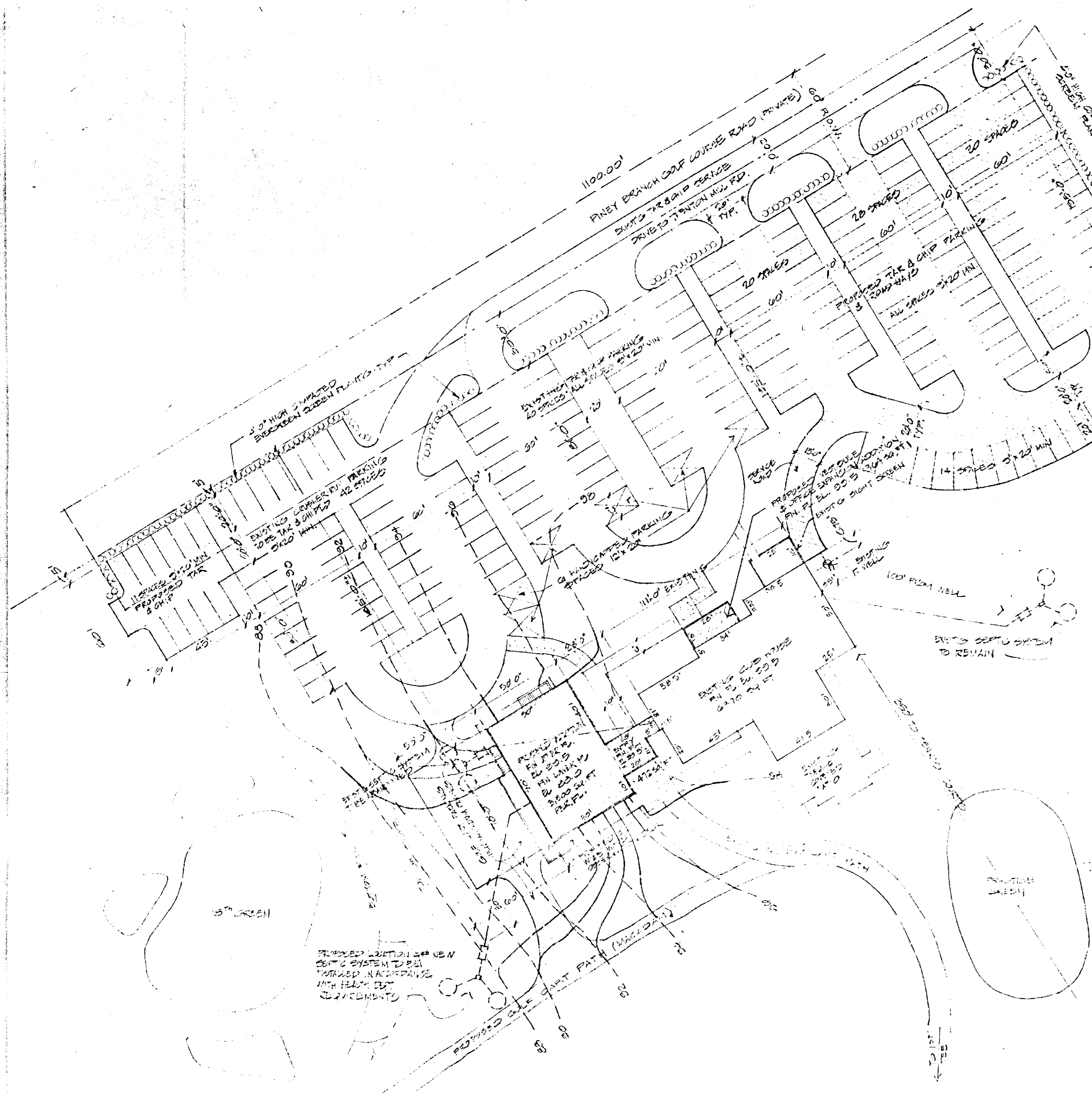
Dear Mr. Armacost:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on the case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct an addition to the side of the existing clubhouse this Special Hearing is required in order to amend the original Special Exception (Case No. 64-13 X) to allow this construction. In addition a request to reduce the size of the original acreage of the country club/golf course has been included with this request.

Particular attention should be afforded to the comments of the Health Department and those of the Fire Department. For additional information on this latter comment, you may contact Captain Joseph Kelly at 494-3935.

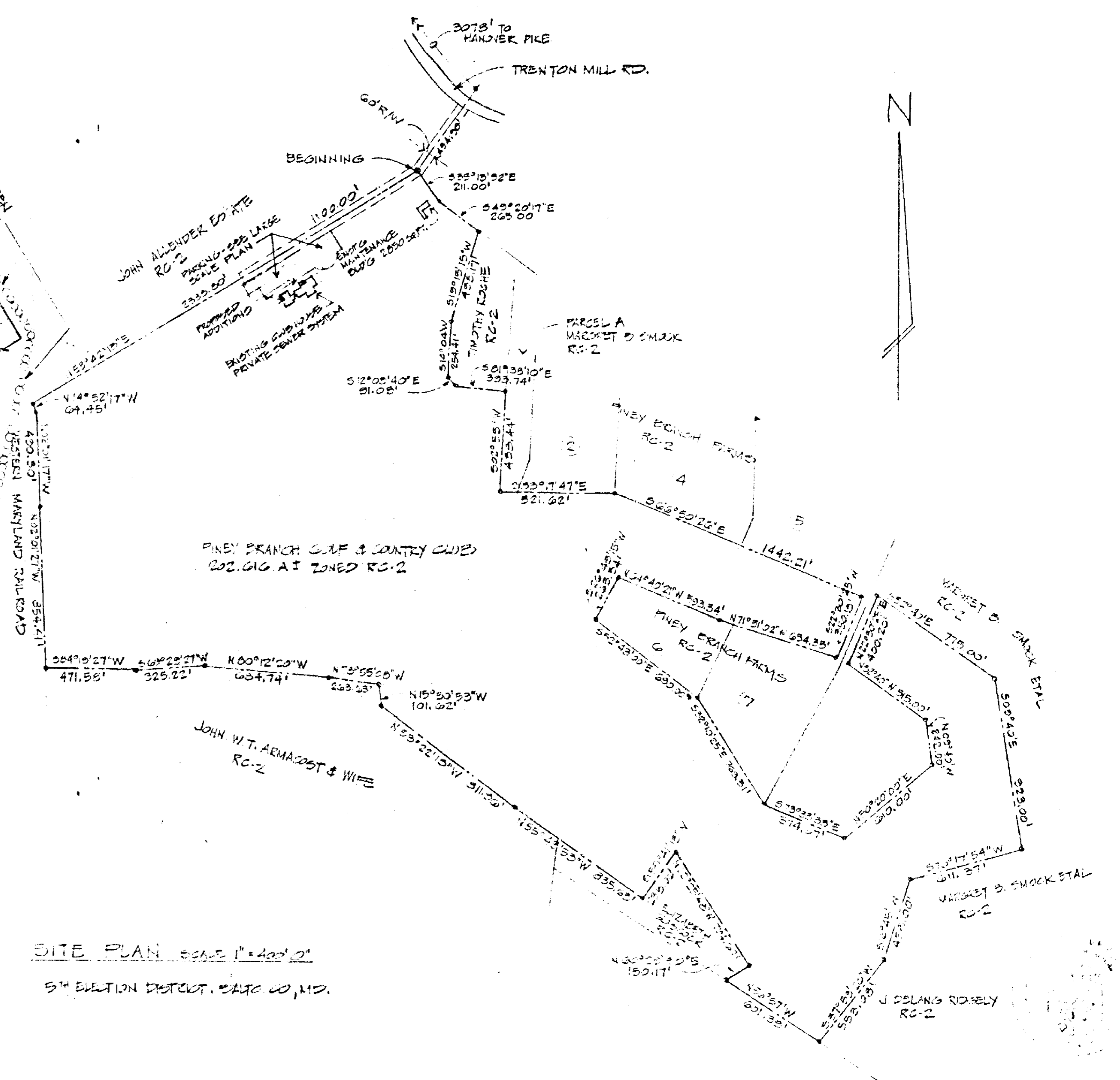
In addition, it is my understanding that Mr. Ralph Deitz may represent you at the hearing. If this is the case, the petition forms must be signed by him prior to the scheduled hearing.



PART SITE PLAN SCALE 1"=30'-0"

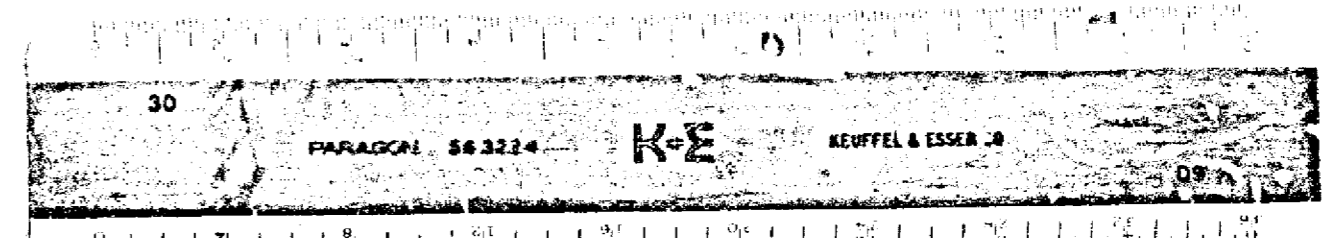
NOTE: EXISTING GOLF COURSE JOB - (T&E, DRESSING, LOCKER, RAMP, PROVISION, STORAGE, AND MAINTENANCE AREAS) UPON COMPLETION OF THE ABOVE WILL BE CONVERTED TO MEETING AND PRIVATE DINING AND TO REST, STORAGE AND UMBRELLA EXCHANGE, DRINKS AND LOUNGE AREA TO REMAIN AS EXISTING.

REQUIRED NUMBER OF PLOTS	REQUIRED	PROVIDED	REMARKS
1) 3-1/2 GOLF COURSE	15.00	15.00	
2) 2 TENNIS COURTS	2.00	2.00	
3) 200 GOLFERS 3000 YARD	200.00	200.00	
4) OFFICES	10.00	10.00	
5) CLUB SHOP	10.00	10.00	
TOTAL PLOTS REQUIRED	157.00	157.00	
PARKING SPACES PROVIDED		157.00	
EXISTING 80 + PROVIDED 77		157.00	



SITE PLAN SCALE 1"=400'-0"
5" ELEVATION DISTRICT, BALTO CO, MD.

VICINITY MAP NO SCALE



PINEY BRANCH
GOLF & COUNTRY CLUB, INC.
TRENTON MILL ROAD
BALTIMORE COUNTY, MARYLAND

Alan ryder, jr. & associates
architects, a.i.a. box 258
owings mills, maryland
tel: 301-521-2367 21117

ARCHITECTURAL REGISTRATION BOARD
3326-A
STATE OF MARYLAND

date NOV. 8, 1979
SP-1

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts, that to amend the site plan submitted in Case No. 64-13-X, to allow an addition to the existing clubhouse and to reduce the total area of the country club/golf course to 202.616 acres, will not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of April, 1980, that the Petitioner's request to amend the site plan submitted in Case No. 64-13-X, as outlined and limited above and requested in the herein Petition for Special Hearing, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above Petition and it appearing that by reason of _____

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19 __, that the herein Petition for the aforementioned Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that to amend the site plan submitted in Case No. 64-13-X, to allow an addition to the existing clubhouse and to reduce the total area of the country club/golf course to 202.616 acres, will not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of April, 1980, that the Petitioner's request to amend the site plan submitted in Case No. 64-13-X, as outlined and limited above and requested in the herein Petition for Special Hearing, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above Petition and it appearing that by reason of _____

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19 __, that the herein Petition for the aforementioned Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that to amend the site plan submitted in Case No. 64-13-X, to allow an addition to the existing clubhouse and to reduce the total area of the country club/golf course to 202.616 acres, will not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of April, 1980, that the Petitioner's request to amend the site plan submitted in Case No. 64-13-X, as outlined and limited above and requested in the herein Petition for Special Hearing, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above Petition and it appearing that by reason of _____

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19 __, that the herein Petition for the aforementioned Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Item No. 100
Special Hearing Petition
March 8, 1980

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

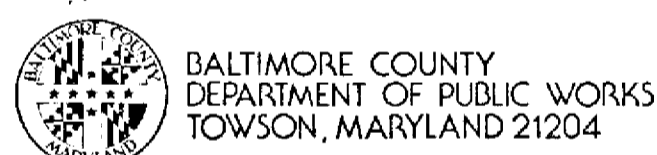
Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:mkh

Enclosures

cc: Mr. Stan Rider, Jr. & Assoc.
Box 258
Owings Mill, Maryland 21117



Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

December 28, 1979

Re: Item #100 (1979-1980)
Property Owner: Piney Branch Golf and Country Club, Inc.
494.90' SW Trenton Mill Rd. 3078' S/E Hanover Rd.
Existing Zoning: RC 2
Proposed Zoning: Special Hearing to amend Case No. 64-13-X for an addition to the club house and to reduce the total area of the country club/golf course to include 202.616 acres (IDCA 79-51 SP).
Acres: 202.616 District: 5th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Trenton Mill Road, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Item #100 (1979-1980)
Property Owner: Piney Branch Golf and Country Club, Inc.
Page 2
December 28, 1979

Storm Drains: (Cont'd)

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Future drainage and utility easements are required through this property.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities; and, is tributary to Loch Raven Reservoir via Little Piney Run, Piney Run and Western Run. This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line, and in an area designated "No Planned Service" on Baltimore County Water and Sewerage Plans W-9B and 10-A, and S-9B and 10-A, as amended, respectively.

Very truly yours,

Elsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Somers

FP-SE Key Sheet
101-105 NW 39-43 Pos. Sheets
NW 26 & 27 J & K Topo
19 & 25 Tax Maps



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

February 5, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #100, Zoning Advisory Committee Meeting, November 15, 1979, are as follows:

Property Owner: Piney Branch Golf and Country Club, Inc.
Location: 494.90' SW Trenton Mill Road 3078' SE Hanover Road

Existing Zoning: RC-2

Proposed Zoning: Special Hearing to amend Case No. 64-13-X for an addition to the club house and to reduce the total area of the country club/golf course to include 202.616 acres (IDCA 79-51-SP)

Acres: 202.616
District: 5th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



baltime county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 100 - ZAC - November 15, 1979
Property Owner: Piney Branch Golf & Country Club, Inc.
Location: 494.90' SW Trenton Mill Rd. 3078' SE Hanover Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special Hearing to amend Case No. 64-13-X for an addition to the club house and to reduce the total area of the country club/golf course to include 202.616 (IDCA 79-51-SP)

Acres: 202.616
District: 5th

Dear Mr. Hammond:

No major traffic problems are anticipated by the requested addition to a country club.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd

January 9, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #100, Zoning Advisory Committee Meeting of
November 15, 1979, are as follows:

Property Owner: Piney Branch Golf & Country, Inc.
Location: 494.90' SW Trenton Mill Rd. 3078' SE Hanover Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special Hearing to amend Case No. 64-13-X for an
addition to the club house and to reduce the total
area of the country club/golf course to include
202.616 acres (IDCA 79-51-SF)
Acres: 202.616
District: 5th

The club house is presently served by a water well and two sewage
disposal systems, all of which appear to be functioning properly. The proposed
addition will interfere with the location of one of the existing sewage dis-
posal systems. Therefore, prior to approval of a building permit for the
addition and installation of a new sewage disposal system, soil percolation
tests must be conducted. The existing sewage disposal system to be abandoned
must be backfilled in an approved manner.

Prior to construction, renovation and/or installation of equipment
for this food service facility, complete plans and specifications must be
submitted to the Plans Review Section, Environmental Support Services,
Baltimore County Department of Health, for review and approval.

Very truly yours,

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJE/fmh

cc: J. A. Butcher

Paul H. Reinr
CHIEF

November 26, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Piney Branch Golf & Country Club, Inc.

Location: 494.90' SW Trenton Mill Rd. 3078' SE Hanover Rd.

Item No. 100

Zoning Agenda: Meeting of 11/15/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "x" are applicable and required
to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be
located at intervals or _____ feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Pro-
tection Association Standard No. 101 "Life Safety Code" 1976 Edition
prior to occupancy. See Section 8-1.6.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Carol M. Markowitz* Noted and Approved: *Carol M. Markowitz*
Planning Group Fire Prevention Bureau
Special Inspection Division

December 4, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #100 Zoning Advisory Committee Meeting, November 15, 1979
are as follows:

Property Owner: Piney Branch Golf & Country Club, Inc.
Location: 494.90' SW Trenton Mill Road 3078' SE Hanover Road
Existing Zoning: R.C. 2
Proposed Zoning: Special Hearing to amend Case No. 64-13-X for an
addition to the club house and to reduce the total area of the country
club/golf course to include 202.616 acres (IDCA 79-51-SF)
Acres: 202.616
District: 5th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.)
1970 Edition and the 1971 Supplement, State of Maryland Code for the
Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

X C. Additional miscellaneous Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an
application for a building permit.

X F. Three sets of construction drawings with a registered Maryland
Architect or Engineer's original seal will be required to file
an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line.
Contact Building Department if distance is between 3'0" and 6'0"
of property line.

H. Requested setback variance conflicts with the Baltimore County
Building Code. See Section _____.

I. No Comment.

J. Comment:

NOTE: These comments reflect only on the information provided by the
drawing submitted to the office of Planning and Zoning and are not
to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 21, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: November 15, 1979

RE: Item No: 96, 97, 98, 99, 100, 101, 102, 103, 104
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH K. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTANIS

THOMAS H. BOYER
MRS. LORRAINE F. CHURCH
ROGER B. HAYDEN
ROBERT T. EUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

April 23, 1980

Ralph Deitz, Esquire
9026 Liberty Road
Randallstown, Maryland 21133

RE: Petition for Special Hearing
Beginning 494.90' SW of Trenton Mill Rd.,
3078' SE of Hanover Rd. - 5th Election
District
Piney Branch Golf & Country Club, Inc. -
Petitioner
NO. 80-184-SPH (Item No. 100)

Dear Mr. Deitz:

I have this date passed my Order in the above captioned matter in accordance
with the attached.

Very truly yours,

Jan M. H. Jung
JAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Piney Branch Golf & Country Club, Inc.

I, or we, _____, legal owner _____ of the property
situate in Baltimore County and which is described in the description and
plat attached hereto and made a part hereof, hereby petition for a Special
Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County,
to determine whether or not the Zoning Commissioner and/or Deputy Zoning
Commissioner should approve _____ an amendment of Special Exception (Case No. 64-13-X),
for an addition to the club house and to reduce total area of country club/golf course
to include 202.616 acres.

IDCA 79-51-SF

Property is to be posted and advertised as prescribed by Zoning
Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising,
posting, etc., upon filing of this petition, and further agree to and are
to be bound by the zoning regulations and restrictions of Baltimore County
adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser

Address

Petitioner's Attorney

Address

Protestant's Attorney

Address

ORDERED By the Zoning Commissioner of Baltimore County, this _____
day of _____, 1980, that the subject matter of this petition be
advertised, as required by the Zoning Law of Baltimore County, in two
newspapers of general circulation throughout Baltimore County, that
property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in
Towson, Baltimore County, on the _____ day of _____, 1980,
at _____ o'clock _____ M.

PETITION FOR SPECIAL HEARING

5th District

ZONING: Petition for Special Hearing for an Amendment
LOCATION: Beginning 494.90 feet Southwest of Trenton Mill Road, 3078 feet
Southeast of Hanover Road
DATE & TIME: Thursday, March 13, 1980 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the
Zoning Regulations of Baltimore County, to determine
whether or not the Zoning Commissioner and/or Deputy
Zoning Commissioner should approve an amendment to the
site plan of Special Exception (Case No. 64-13-X) for an
addition to the clubhouse and to reduce the total area
of the country club/golf course to include 202.616 acres

All that parcel of land in the Fifth District of Baltimore County

Being the property of Piney Branch Golf and Country Club, Inc., as shown on plat
plan filed with the Zoning Department

Hearing Date: Thursday, March 13, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson,
Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
John D. Seyffert, Director
Office of Planning and Zoning
TO: _____ Date: February 22, 1980
FROM: _____
SUBJECT: Petition No. 80-184-SPH Item 100

Petition for Special Hearing for an Amendment
Beginning 494.90 feet Southwest of Trenton Mill Road, 3078 feet Southeast
of Hanover Road
Petitioner - Piney Branch Golf and Country Club, Inc.

Fifth District

HEARING: Thursday, March 13, 1980 (1:30 P.M.)

If granted, a detailed landscaping plan, approved by the Division of Current
Planning and Development, should be required.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
John D. Seyffert, Director
Office of Planning and Zoning

FROM: _____

SUBJECT: Petition No. 80-184-SPH Item 100

Date: February 22, 1980

Petition for Special Hearing for an Amendment
Beginning 494.90 feet Southwest of Trenton Mill Road, 3078 feet Southeast
of Hanover Road
Petitioner - Piney Branch Golf and Country Club, Inc.

Fifth District

HEARING: Thursday, March 13, 1980 (1:30 P.M.)

If granted, a detailed landscaping plan, approved by the Division of Current
Planning and Development, should be required.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ob

Mr. J.W.T. Armacost, President
Piney Branch Golf & Country Club
Trenton Mill Road
Hampstead, Maryland 21074

NOTICE OF HEARING

RE: Petition for Special Hearing - Beginning 494.90' SW of Trenton Mill Road
3078' SE of Hanover Road - Case No. 80-184-SPH

TIME: 1:30 P.M.

DATE: Thursday, March 13, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Edifice, Inc.
3517 B Langrehr Road
Baltimore, Md 21207

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-2033

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 28, 1980

Mr. J.W.T. Armacost, President
Piney Branch Golf & Country Club
Trenton Mill Road
Hampstead, Maryland 21074

RE: Petition for Special Hearing -
Beg. 494.90' SW Trenton Mill Rd.,
3078' SE of Hanover Road
Case No. 80-184-SPH

Dear Sir:

This is to advise you that \$24.44 is due for
advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and
remit to Sondra Jones, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

RALPH E. DEITZ
ATTORNEY AT LAW
9026 LIBERTY ROAD
RANDALLTOWN, MD. 21133
922-5121

November 23, 1979

William E. Hammond, Esq.
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Piney Branch Golf & Country Club has filed a petition
for a Special Exception to the existing zoning in order for
them to build an addition to the existing Club building on
their property on Trenton Mill Road, in the 5th Election
District of Baltimore County.

The Club has received commitments with respect to
financing, etc., which they may lose if the zoning hearing is
extended for any length of time.

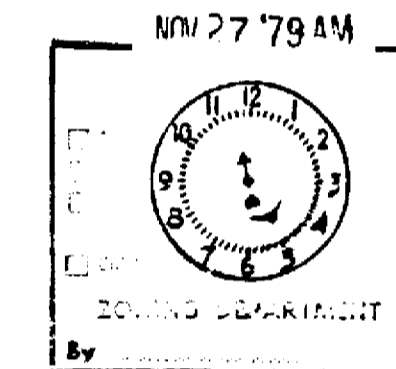
It would be greatly appreciated if you would advance
the hearing date to the earliest time which you are able to do.

Thanking you, I remain

Very truly yours,

Ralph E. Deitz
Ralph E. Deitz

RED:brk



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 8, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Mr. J.W.T. Armacost, President
Piney Branch Golf & Country Club, Inc.
Hampstead, Maryland 21074

RE: Item No. 100
Petitioners-Piney Branch Golf &
Country Club, Inc.
Special Hearing Petition

Dear Mr. Armacost:

The Zoning Plans Advisory Committee has reviewed the plans
submitted with the above referenced petition. The following comments
are not intended to indicate the appropriateness of the zoning action
requested, but to assure that all parties are made aware of plans or
problems with regard to the development plans that may have a bearing
on the case. The Director of Planning may file a written report with
the Zoning Commissioner with recommendations as to the suitability of
the requested zoning.

Because of your proposal to construct an addition to the side of
the existing clubhouse this Special Hearing is required in order to
amend the original Special Exception (Case No. 64-13 X) to allow
this construction. In addition a request to reduce the size of the
original acreage of the country club/golf course has been included
with this request.

Particular attention should be afforded to the comments of the
Health Department and those of the Fire Department. For additional
information on this latter comment, you may contact Captain Joseph
Kelly at 494-3985.

In addition, it is my understanding that Mr. Ralph Deitz may
represent you at the hearing. If this is the case, the petition
forms must be signed by him prior to the scheduled hearing.

Item No. 100
Special Hearing Petition
March 8, 1980

Enclosed are all comments submitted from the Committee to
this office. The remaining members felt that no comment was
warranted. This petition is accepted for filing on the date of
the enclosed filing certificate. Notice of the hearing date and
time, which will be held not less than 30 nor more than 90 days
after the date on the filing certificate, will be forwarded to
you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mkh

Enclosures

cc: Mr. Stan Rider, Jr. & Assoc.
Box 258
Owings Mill, Maryland 21117

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

December 28, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #100 (1979-1980)
Property Owner: Piney Branch Golf and Country Club, Inc.
494.90' SW Trenton Mill Rd. 3078' S/E Hanover Rd.
Existing Zoning: RC 2
Proposed Zoning: Special Hearing to amend Case No.
64-13X for an addition to the club house and to reduce
the total area of the country club/golf course to include
222,000 acres (IDCA 79-51 SP).
Acres: 202.616 District: 5th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office
for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Trenton Mill Road, an existing public road, is proposed to be improved in the
future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway
right-of-way widening, including any necessary reversible easements for slopes,
will be required in connection with any grading or building permit application.

The entrance location are subject to approval by the Department of Traffic
Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could
result in a sediment pollution problem, damaging private and public holdings downstream
of the property. A grading permit is, therefore, necessary for all grading, including
the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on
the submitted plan.

In accordance with the drainage policy, the Petitioner is responsible for the total
actual cost of drainage facilities required to carry the storm water run-off through
the property to be developed to a suitable outfall.

Item #100 (1979-1980)
Property Owner: Piney Branch Golf and Country Club, Inc.
Page 2
December 28, 1979

Storm Drains: (Cont'd)

Open stream drainage requires a drainage reservation or easement of sufficient
width to cover the flood plain of a 100-year design storm. However, a minimum width
of 50 feet is required.

Future drainage and utility easements are required through this property.

The Petitioner must provide necessary drainage facilities (temporary or permanent)
to prevent creating any nuisances or damages to adjacent properties, especially by the
concentration of surface waters. Correction of any problem which may result, due to
improper grading or improper installation of drainage facilities, would be the full
responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property,
which is utilizing private onsite facilities; and, is tributary to Loch Raven
Reservoir via Little Piney Run, Piney Run and Western Run. This property is beyond
the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line, and
in an area designated "No Planned Service" on Baltimore County Water and Sewerage
Plans W-9B and 10-A, and S-9B and 10A, as amended, respectively.

Very truly yours,

William N. Diver
WILLIAM N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Somers

FF-55 Key Sheet
101-105 NW 39-43 Pos. Sheets
NW 26 & 27 J & K Topo
19 & 25 Tax Maps

JOHN D. SEYFFERT
DIRECTOR

February 5, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #100, Zoning Advisory Committee Meeting, November 15, 1979, are as follows:

Property Owner: Piney Branch Golf and Country Club, Inc.
Location: 494.90' SW Trenton Mill Road 3078' SE Hanover Road
Existing Zoning: RC-2
Proposed Zoning: Special Hearing to amend Case No. 64-13-X for an addition to the club house and to reduce the total area of the country club/golf course to include 202.616 acres (IDCA 79-51-SP)
Acres: 202.616
District: 5th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

STEPHEN E. COLLINS
DIRECTOR

January 16, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 100 - 2AC - November 15, 1979
Property Owner: Piney Branch Golf & Country Club, Inc.
Location: 494.90' SW Trenton Mill Rd. 3078' SE Hanover Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special Hearing to amend Case No. 64-13-X for an addition to the club house and to reduce the total area of the country club/golf course to include 202.616 (IDCA 79-51-SP)

Acres: 202.616
District: 5th

Dear Mr. Hammond:

No major traffic problems are anticipated by the requested addition to a country club.

Very truly yours,
Michael S. Flanigan
Engineer Associate II

MSF/hmd

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #100, Zoning Advisory Committee Meeting of November 15, 1979, are as follows:

Property Owner: Piney Branch Golf & Country Club, Inc.
Location: 494.90' SW Trenton Mill Rd. 3078' SE Hanover Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special Hearing to amend Case No. 64-13-X for an addition to the club house and to reduce the total area of the country club/golf course to include 202.616 acres (IDCA 79-51-SP)
Acres: 202.616
District: 5th

The club house is presently served by a water well and two sewage disposal systems, all of which appear to be functioning properly. The proposed addition will interfere with the location of one of the existing sewage disposal systems. Therefore, prior to approval of a building permit for the addition and installation of a new sewage disposal system, soil permeation tests must be conducted. The existing sewage disposal system to be abandoned must be backfilled in an approved manner.

Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval.

Very truly yours,
Dan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJS/rth

cc: J. A. Butcher

Paul H. Reincke
CHIEF

November 26, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner: Piney Branch Golf & Country Club, Inc.
Location: 494.90' SW Trenton Mill Rd. 3078' SE Hanover Rd.

Item No. 100 Zoning Agenda: Meeting of 11/15/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard 101, "Fire Safety Code" 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group: [Signature] Fire Prevention Bureau: [Signature]
Special Inspection Division

JOHN D. SEYFFERT
DIRECTOR

December 4, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #100 Zoning Advisory Committee Meeting, November 15, 1979 are as follows:

Property Owner: Piney Branch Golf & Country Club, Inc.
Location: 494.90' SW Trenton Mill Road 3078' SE Hanover Road
Existing Zoning: R.C. 2
Proposed Zoning: Special Hearing to amend Case No. 64-13-X for an addition to the club house and to reduce the total area of the country club/golf course to include 202.616 acres (IDCA 79-51-SP)
Acres: 202.616
District: 5th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1979 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Additional miscellaneous permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comments:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CSB:rrj

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 5th Date of Posting: 2-25-80
Posted for: SPECIAL HEARING
Petitioner: PINEY BRANCH GOLF & COUNTRY CLUB, INC.
Location of property: 494.90' SW TRENTON MILL RD.
Location of Sign: DRIVEWAY
Remarks: _____
Posted by: GARY G. FREUND Signature Date of return: 2-25-80
Number of Signs: 2

Mr. J. V. T. Armacost, President
Piney Branch Golf & Country Club, Inc.
Hempstead, Maryland 21074

cc: Mr. Stan Rider, Jr. & Assoc.
Box 259
Owings Mill, Maryland 21117

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 28th day of December, 1979.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Mr. J.V.T. Armacost, President
Petitioner's Attorney: [Signature] Reviewed by: [Signature]
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 28th day of December, 1979.

Filing Fee \$ 25.00 Received: [Signature] Check
Cash
Other

Petitioner: [Signature] Submitted by: [Signature]

Petitioner's Attorney: [Signature] Reviewed by: [Signature]

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: [Signature]										
Previous case: 24-13X										
Revised Plans: Change in outline or description										
Map #										

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: [Signature]										
Previous case: 24-13X										
Revised Plans: Change in outline or description										
Map #										

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 86314

DATE: March 14, 1980 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Piney Branch Golf & Country Club

FOR: Advertising and Posting for Case No. 80-181-SPH

VALIDATION OR SIGNATURE OF CASHIER: [Signature]

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 85630

DATE: February 12, 1980 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Piney Branch Golf & Country Club

FOR: Filing Fee for Case No. 80-181-SPH

VALIDATION OR SIGNATURE OF CASHIER: [Signature]

PETITION FOR SPECIAL HEARING
8th District

ZONING: Petition for Special Hearing for an Amendment

LOCATION: Beginning 494.90 feet Southwest of Trenton Mill Road, 3078 feet Southeast of Hanover Road

DATE & TIME: Thursday, March 13, 1980 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan of Special Exception (Case No. 64-13-X) for an addition to the clubhouse and to reduce the total area of the country club/golf course to include 202.616 acres.

All that parcel of land in the Fifth District of Baltimore County

BEGINNING: In the center of a private road leading to Piney Branch Golf Course 494.90 feet from the intersection of said road and Trenton Mill Road, said intersection being 3078 feet, measured along Trenton Mill Road, from the intersection of Trenton Mill Road and Hanover Road, running thence South 35 degrees 13 minutes 32 seconds East 211.00 feet, South 49 degrees 20 minutes 17 seconds East 285.00 feet, South 19 degrees 15 minutes 15 seconds East 493.17 feet, South 14 degrees 04 minutes 00 seconds East 254.41 feet, South 12 degrees 03 minutes 40 seconds East 91.03 feet, South 81 degrees 38 minutes 10 seconds East 393.74 feet, South 02 degrees 55 minutes 00 seconds East 438.44 feet, South 83 degrees 55 minutes 47 seconds East 521.62 feet, South 66 degrees 50 minutes 28 seconds East 1442.21 feet, South 22 degrees 30 minutes 25 seconds East 350.18 feet, North 71 degrees 51 minutes 02 seconds West 654.35 feet, North 64 degrees 02 minutes 21 seconds West 593.34 feet, South 26 degrees 15 minutes 49 minutes 15 seconds West 265.54 feet, South 52 degrees 43 minutes 00 seconds East 690.00 feet, South 32 degrees 10 minutes 25 seconds East 769.51 feet, South 73 degrees 33 minutes 33 seconds East 374.07 feet, North 50 degrees 20 minutes 00 seconds East 610.00 feet, North 09 degrees 40 minutes 00 seconds East 212.00 feet, North 52 degrees 40 minutes 00 seconds East 775.00 feet, South 09 degrees 40 minutes 00 seconds East 923.00 feet, South 76 degrees 17 minutes 54 seconds West 611.37 feet, South 16 degrees 45 minutes 00 seconds West 458.00 feet, South 37 degrees 58 minutes 20 seconds West 553.08 feet, North 56 degrees 57 minutes 00 seconds West 601.39 feet, North 60 degrees 29 minutes 30 seconds East 150.17 feet, North 33 degrees 25 minutes 48 seconds West 794.67 feet, South 55 degrees 41 minutes 13 seconds West 238.06 feet, North 55 degrees 43 minutes 53 seconds West 835.63 feet, North 53 degrees 22 minutes 13 seconds West 811.96 feet, North 15 degrees 50 minutes 53 seconds West 101.62 feet, North 79 degrees 55 minutes 08 seconds West 268.63 feet, North 80 degrees 12 minutes 20 seconds West 604.74 feet, South 60 degrees 29 minutes 27 seconds West 325.22 feet, South 84 degrees 19 minutes 27 seconds West 471.58 feet, North 02 degrees 01 minute 27 seconds West 854.41 feet, North 02 degrees 01 minute 17 seconds West 490.30 feet, North 14 degrees 52 minutes 17 seconds West 64.45 feet and North 58 degrees 42 minutes 13 seconds East 2388.80 feet to the place of beginning, containing 202.616 acres of land more or less.

Being the property of Piney Branch Golf and Country Club, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, March 13, 1980 at 1:30 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Feb. 21.

Defendant

CERTIFICATE OF PUBLICATION OF

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

February 21 1980

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Special Hearing

was inserted in the following:

- ☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 21st day of February, 1980, that is to say, the same was inserted in the issues of

2/10/80

COLUMBIA PUBLISHING CORP.

By

T. L. Smith

PETITION FOR SPECIAL HEARING — 8th DISTRICT

ZONING: Petition for Special Hearing for an Amendment

LOCATION: Beginning 494.90 feet Southwest of Trenton Mill Road, 3078 feet Southeast of Hanover Road

DATE & TIME: Thursday, March 13, 1980 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan of Special Exception (Case No. 64-13-X) for an addition to the clubhouse and to reduce the total area of the country club/golf course to include 202.616 acres

All that parcel of land in the Fifth District of Baltimore County

BEGINNING: In the center of a private road leading to Piney Branch Golf Course 494.90 feet from the intersection of said road and Trenton Mill Road, said intersection being 3078 feet, measured along Trenton Mill Road from the intersection of Trenton Mill Road and Hanover Road, running thence South 35 degrees 13 minutes 32 seconds East 211.00 feet, South 49 degrees 20 minutes 17 seconds East 285.00 feet, South 19 degrees 15 minutes 15 seconds East 493.17 feet, South 14 degrees 04 minutes 00 seconds East 254.41 feet, South 12 degrees 03 minutes 40 seconds East 91.03 feet, South 81 degrees 38 minutes 10 seconds East 393.74 feet, South 02 degrees 55 minutes 00 seconds East 438.44 feet, South 83 degrees 55 minutes 47 seconds East 521.62 feet, South 66 degrees 50 minutes 28 seconds East 1442.21 feet, South 22 degrees 30 minutes 25 seconds East 350.18 feet, North 71 degrees 51 minutes 02 seconds West 654.35 feet, North 64 degrees 02 minutes 21 seconds West 593.34 feet, South 26 degrees 15 minutes 49 minutes 15 seconds West 265.54 feet, South 52 degrees 43 minutes 00 seconds East 690.00 feet, South 32 degrees 10 minutes 25 seconds East 769.51 feet, South 73 degrees 33 minutes 33 seconds East 374.07 feet, North 50 degrees 20 minutes 00 seconds East 610.00 feet, North 09 degrees 40 minutes 00 seconds East 212.00 feet, North 52 degrees 40 minutes 00 seconds East 775.00 feet, South 09 degrees 40 minutes 00 seconds East 923.00 feet, South 76 degrees 17 minutes 54 seconds West 611.37 feet, South 16 degrees 45 minutes 00 seconds West 458.00 feet, South 37 degrees 58 minutes 20 seconds West 553.08 feet, North 56 degrees 57 minutes 00 seconds West 601.39 feet, North 60 degrees 29 minutes 30 seconds East 150.17 feet, North 33 degrees 25 minutes 48 seconds West 794.67 feet, South 55 degrees 41 minutes 13 seconds West 238.06 feet, North 55 degrees 43 minutes 53 seconds West 835.63 feet, North 53 degrees 22 minutes 13 seconds West 811.96 feet, North 15 degrees 50 minutes 53 seconds West 101.62 feet, North 79 degrees 55 minutes 08 seconds West 268.63 feet, North 80 degrees 12 minutes 20 seconds West 604.74 feet, South 60 degrees 29 minutes 27 seconds West 325.22 feet, South 84 degrees 19 minutes 27 seconds West 471.58 feet, North 02 degrees 01 minute 27 seconds West 854.41 feet, North 02 degrees 01 minute 17 seconds West 490.30 feet, North 14 degrees 52 minutes 17 seconds West 64.45 feet and North 58 degrees 42 minutes 13 seconds East 2388.80 feet to the place of beginning, containing 202.616 acres of land more or less.

Being the property of Piney Branch Golf and Country Club, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, March 13, 1980 at 1:30 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

Feb. 21.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 21, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once a week~~ of one time ~~successive weeks~~ before the 13th day of March, 1980, the first publication appearing on the 21st day of February 1980.

THE JEFFERSONIAN,

L. Frank Smith
Manager.

Cost of Advertisement, \$



PETITION FOR SPECIAL HEARING — 8th DISTRICT

ZONING: Petition for Special Hearing for an Amendment

LOCATION: Beginning 494.90 feet Southwest of Trenton Mill Road, 3078 feet Southeast of Hanover Road

DATE & TIME: Thursday, March 13, 1980 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan of Special Exception (Case No. 64-13-X) for an addition to the clubhouse and to reduce the total area of the country club/golf course to include 202.616 acres

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Being the property of Piney Branch Golf and Country Club, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, March 13, 1980 at 1:30 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

Feb. 21.

CERTIFICATE OF PUBLICATION

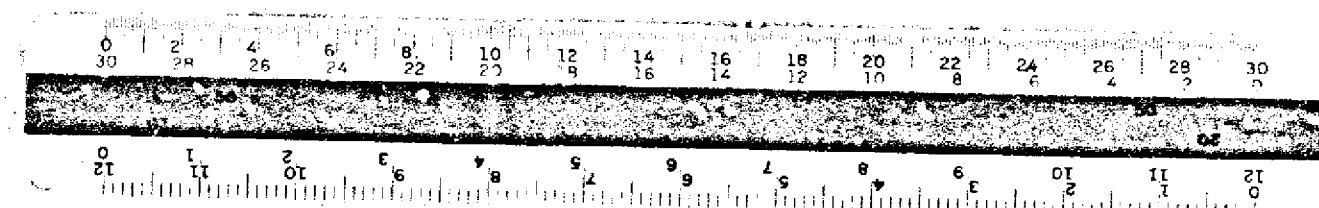
TOWSON, MD., February 21, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once a week~~ of one time ~~successive weeks~~ before the 13th day of March, 1980, the first publication appearing on the 21st day of February 1980.

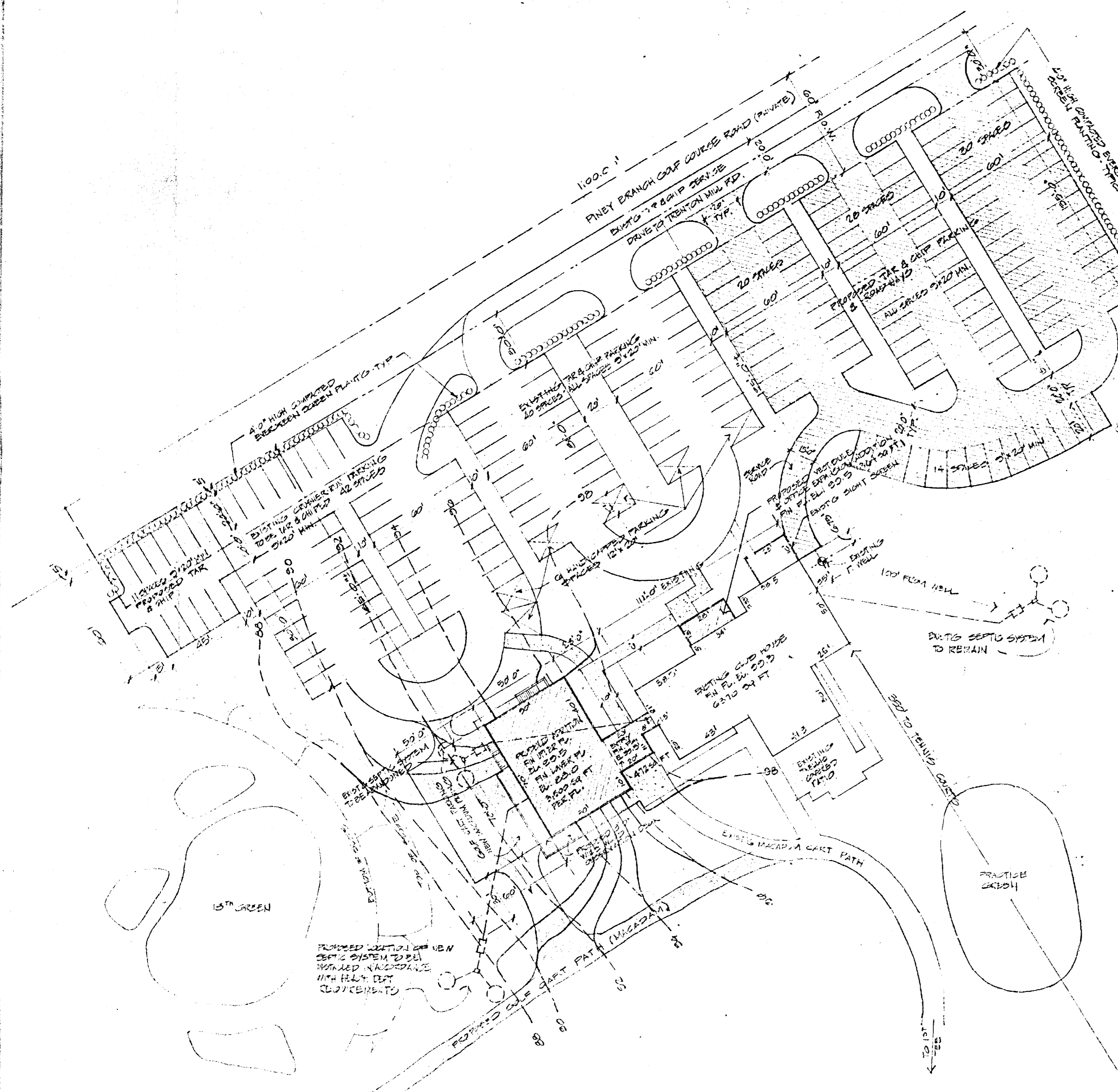
THE JEFFERSONIAN,

L. Frank Smith
Manager.

Cost of Advertisement, \$



PLAT TO ACCOMPANY DESCRIPTION
OF
16.0851 AC. PARCEL
PART OF "VILLAGE OAKS"
WEST SIDE OF BALTIMORE BELTWAY, NORTH OF BALTIMORE
NATIONAL PIKE
ELECTION DIST. 1
SCALE: 1" = 50'
BALTIMORE CO., MD.
OCT. 20, 1979

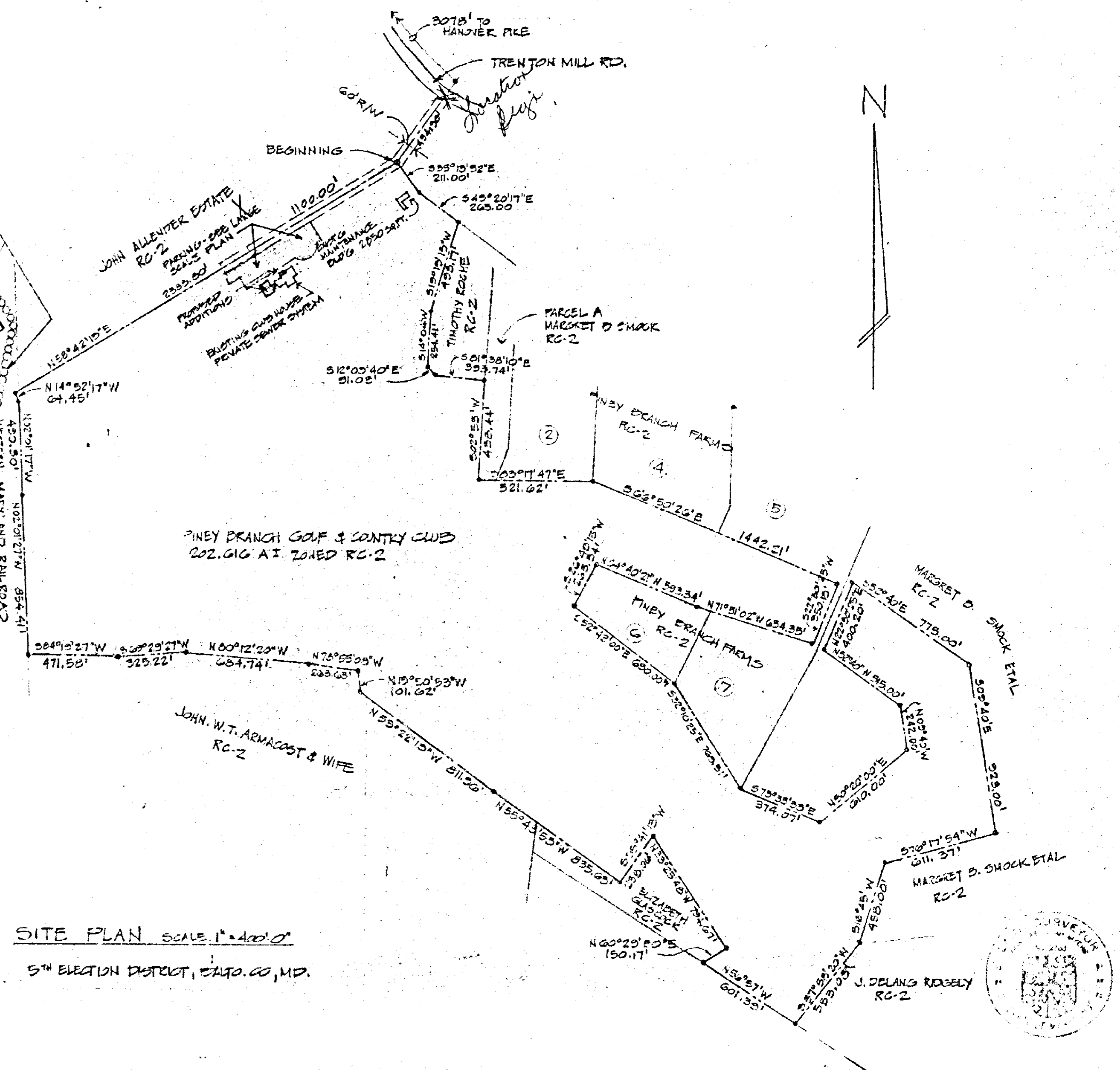


PART SITE PLAN SCALE 1"=30'0"

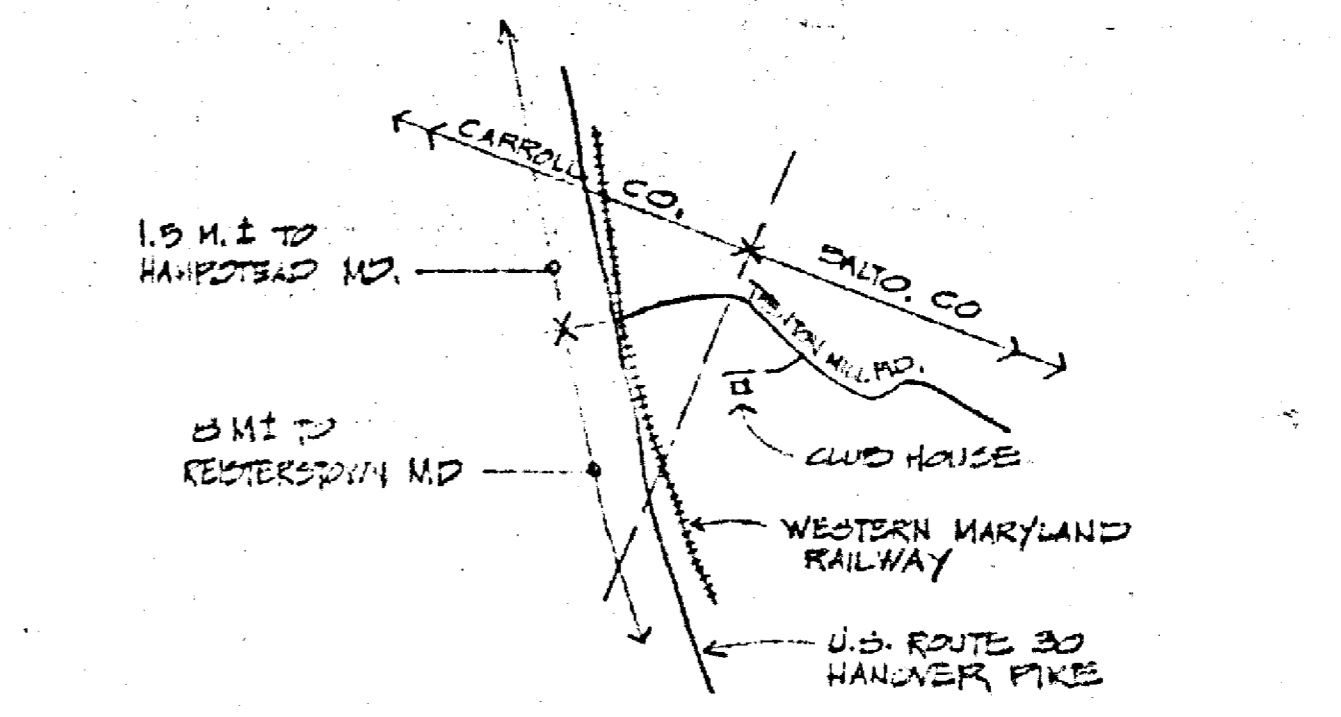
NOTE: EXISTING CLUBHOUSE - KITCHEN, DINING, LOUNGE, LOWER RM., RESTROOM, STORAGE, AND MANAGING OFFICE. UPON CONSTRUCTION OF NEW ADDITION WILL BE CONVERTED TO MEETING AND PRIVATE DINING RM., DIRECT STORAGE, AND KITCHEN EXPANSION, DINING AND LOUNGE AREA TO REMAIN AS EXISTING.

REQUIRED NUMBER OF PARKING SPACES			
1) 13 HOLE GOLF COURSE	13 x 3	=	39
2) 2 TENNIS COURTS	2 x 3	=	6
3) DINING, LOUNGE, KITCHEN, MEETING RM., ETC.	6450 ÷ 50	=	129
4) OFFICES	212 ÷ 500	=	1
5) PRO SHOP	2000 ÷ 200	=	10
TOTAL SPACES REQUIRED			185
PARKING SPACES PROVIDED			
EXISTING	82	+	PROPOSED 103
TOTAL			185

SITE PLAN SCALE 1"=400'0"
5TH ELECTION DISTRICT, SAUO, CO, MD.



VICINITY MAP NO SCALE



PINEY BRANCH GOLF & COUNTRY CLUB, INC.
TRENTON MILL ROAD
BALTIMORE COUNTY, MARYLAND

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date: 10/1/72

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